# \$375,000 - 7519 189 Street, Edmonton

MLS® #E4430435

## \$375,000

4 Bedroom, 2.00 Bathroom, 1,184 sqft Single Family on 0.00 Acres

Lymburn, Edmonton, AB

3+1 bedroom, 2-bathroom bungalow on a spacious corner lot in the desirable west-end Lymburn neighborhood. The layout is ideal for families of all sizes, and the fenced backyard provides good privacy. The double detached garage has a 10' ceiling, and is wired for 220V. Conveniently located near Jamie Platz Family YMCA, Callingwood Rec Centre, schools, parks, and shopping. Available for immediate possession, bring your vision and make this home your own!





MLS® # E4430435 Price \$375,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,184 Acres 0.00

Year Built 1987

Type Single Family

Sub-Type Detached Single Family

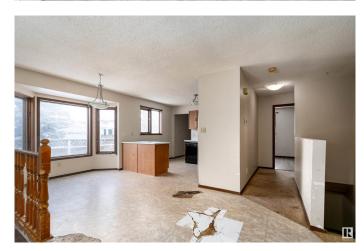
Style Bungalow

Status Active

# **Community Information**







Address 7519 189 Street

Area Edmonton
Subdivision Lymburn
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 5J1

## **Amenities**

Amenities See Remarks

Parking Spaces 4

Parking Double Garage Detached, Heated, Parking Pad Cement/Paved

Interior

Appliances Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator,

Stove-Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco, Vinyl

Exterior Features Back Lane, Corner Lot, Fenced, Playground Nearby, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Lymburn School

Middle S. Bruce Smith School
High Jasper Place School

## **Additional Information**

Date Listed April 11th, 2025

Days on Market 16

# Zoning Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 1:32am MDT